FINAL SUBMITTAL 08.05.2019
FOR
2115 WASHINGTON AVE
MIAMI BEACH, FL 33139

SUBJECT PROPERTY

ARCHITECT

3 DESIGN ARCHITECTURE

3260 NorthWest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

INDEX OF DRAWINGS:

ARCHITECTURE (CONT.)

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SCOPE OF WORK:

-NEW RAISED DECK ON SOUTHSIDE
-NEW DECK AT GRADE ON WEST SIDE
-NEW RAMP FROM SOUTH RAISED DECK TO WEST DECK AT GRADE
-NEW WALKWAYS
-NEW LANDSCAPING
-2 VARIANCE REQUESTS
-INTERIOR REMODELING

FOLIO
02-3227-014-0050

LEGAL DESCRIPTION
OCEAN PARK-RESUB PB 45-40
LOTS 5 & 6 & S5FT OF LOT 4
LOT SIZE 148.000 X 113
OR 16201-1732 1293 4
COC 23555-3660/62/64 0605 4

AREA OF WORK

EXISTING TOTAL AREA:	4,019.38 SQ FT
TOTAL AREA OF DEMOLITION:	1,638.58 SQ FT

OCCUPANCY GROUP
R-1 ACCORDING TO THE EXISTING FBC 2017 ED.

ZONING INFORMATION

ZONING DESIGNATION:	RM-2
FLOOD ZONE:	AE, ELEVATION +8.0' NGVD
BUILDING HEIGHT: # OF STORIES ABOVE GRADE	5 STORIES (EXISTING)
BUILDING AREA:	47,158 SQ FT

APPLICABLE CODES
Florida Building Code, Existing - 2017
Florida Building Code - 2017
Florida Fire Prevention Code - SIXTH Edition
City of Miami Beach Zoning Code - Latest Edition

CLASSIFICATION OF WORK:
-ALTERATION LEVEL 2, INTERIOR REMODELING.

ISSUE DATE:

REVISIONS:

⚠ 07-29-19

AA0003659
ANTHONY LEON
0016752

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SEAL

INTERIOR REMODELING, LANDSCAPE, AND DECK CONSTRUCTION FOR:
2115 WASHINGTON AVE
MIAMI BEACH, FL 33139

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A-0.0

COVER SHEET

VARIANCE 1:

ELEVATED DECK

(Sec. 142-216 b. 1.) Front yard, side yard facing a street and interior side yard. The maximum elevation within a required front yard, side yard facing a street and interior side yard shall not exceed 30 inches above grade, or future adjusted grade, whichever is greater. In this instance, the maximum height of any fence(s) or wall(s) in the required yard, constructed in compliance with section 142-1132(h), "allowable encroachments within required yards", shall be measured from existing grade.

REQUEST VARIANCE TO ALLOW AN ELEVATED DECK IN SETBACK FACING THE STREET.

VARIANCE 2:

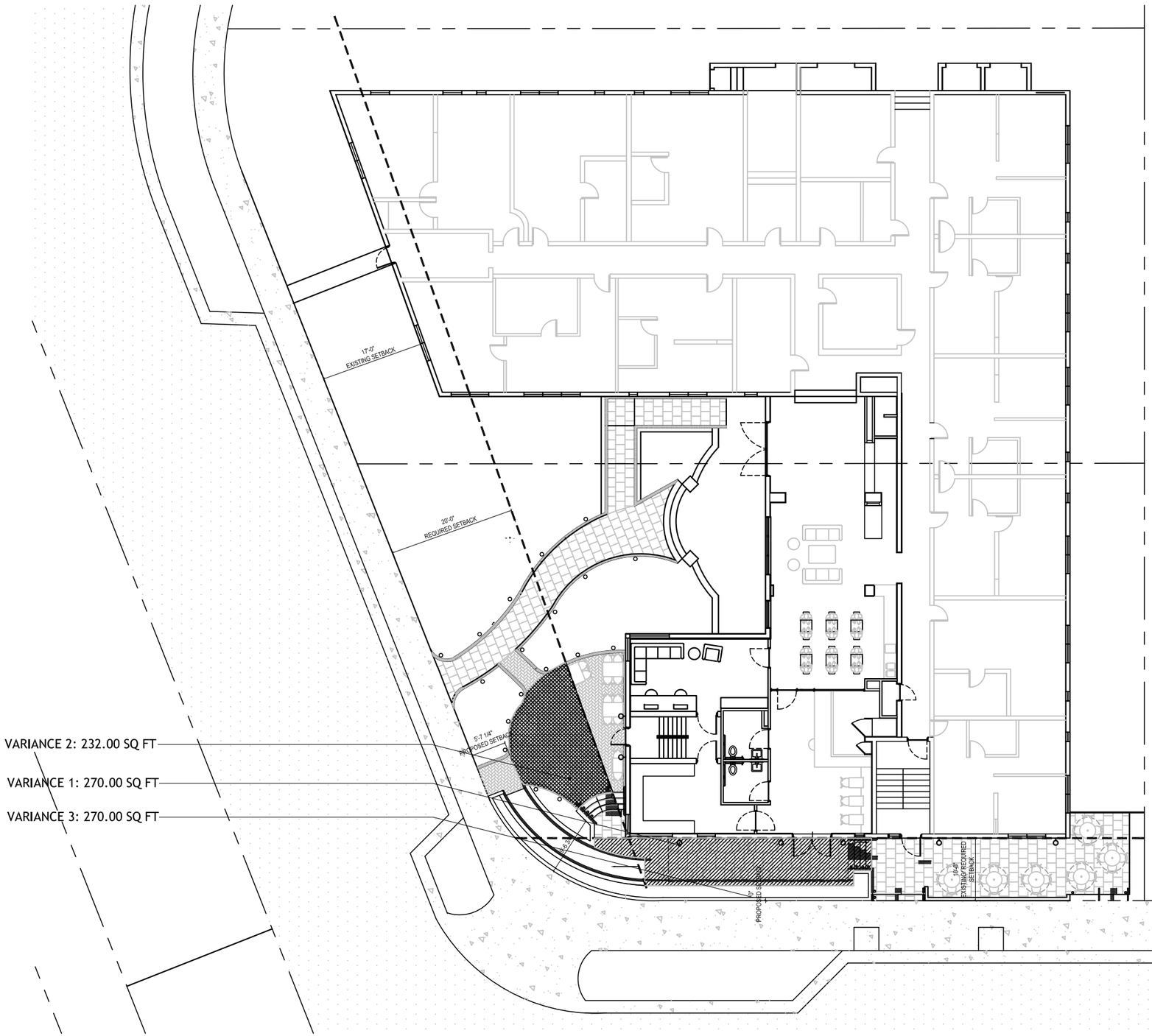
WEST DECK

(Sec. 142-218) FRONT SETBACK - 20'-0" REQUIRED FRONT SETBACK
REQUEST VARIANCE TO ALLOW A DECK IN FRONT SETBACK WHICH REDUCES SETBACK TO 5'-7 $\frac{1}{4}$"

VARIANCE 3:

SOUTH DECK

(Sec. 142-218) SIDE, FACING A STREET SETBACK - 10'-0" REQUIRED SIDE SETBACK
REQUEST VARIANCE TO ALLOW A DECK IN SIDE SETBACK WHICH REDUCES SETBACK TO 0'-0"



PROPOSED SITE PLAN SHOWING VARIANCES REQUESTED
SCALE: 3/32" = 1'-0"

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A-0.1

VARIANCES

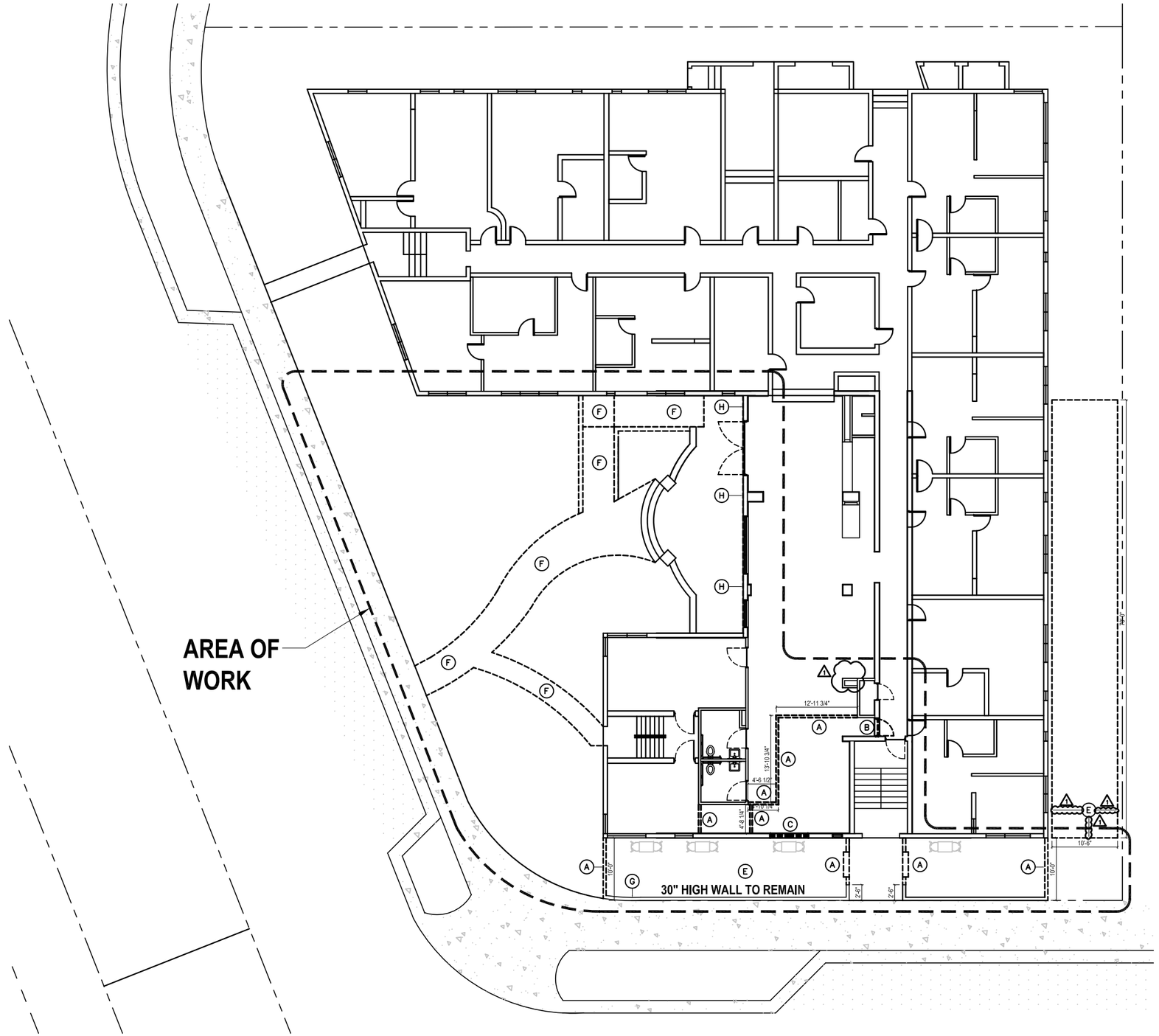
DEMOLITION LEGEND

- (A) REMOVE WALL
- (B) REMOVE DOOR
- (C) REMOVE WINDOW AND WALL TO FLOOR
- (D) NOT USED
- (E) REMOVE CONCRETE SLAB
- (F) REMOVE TILE FINISH (FLOOR)
- (G) REMOVE TILE FINISH (WALL)
- (H) REMOVE BRICK VENEER

DEMOLITON

WALL TO REMAIN

-NO LOAD BEARING COLUMNS OR WALLS TO BE REMOVED.
-ALL LIFE SAFETY DEVICES TO REMAIN IN PLACE AND OPERATIONAL.



SEE LANDSCAPE DISPOSITION PLAN FOR TREE REMOVAL

EXISTING SITE PLAN/ DEMO PLAN
SCALE: 1/8" = 1'-0"

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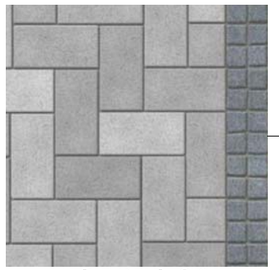
A-1.0
EXISTING/ DEMO SITE PLAN

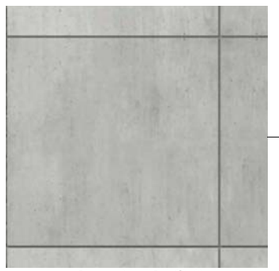
LIGHTS

BOLLARDS

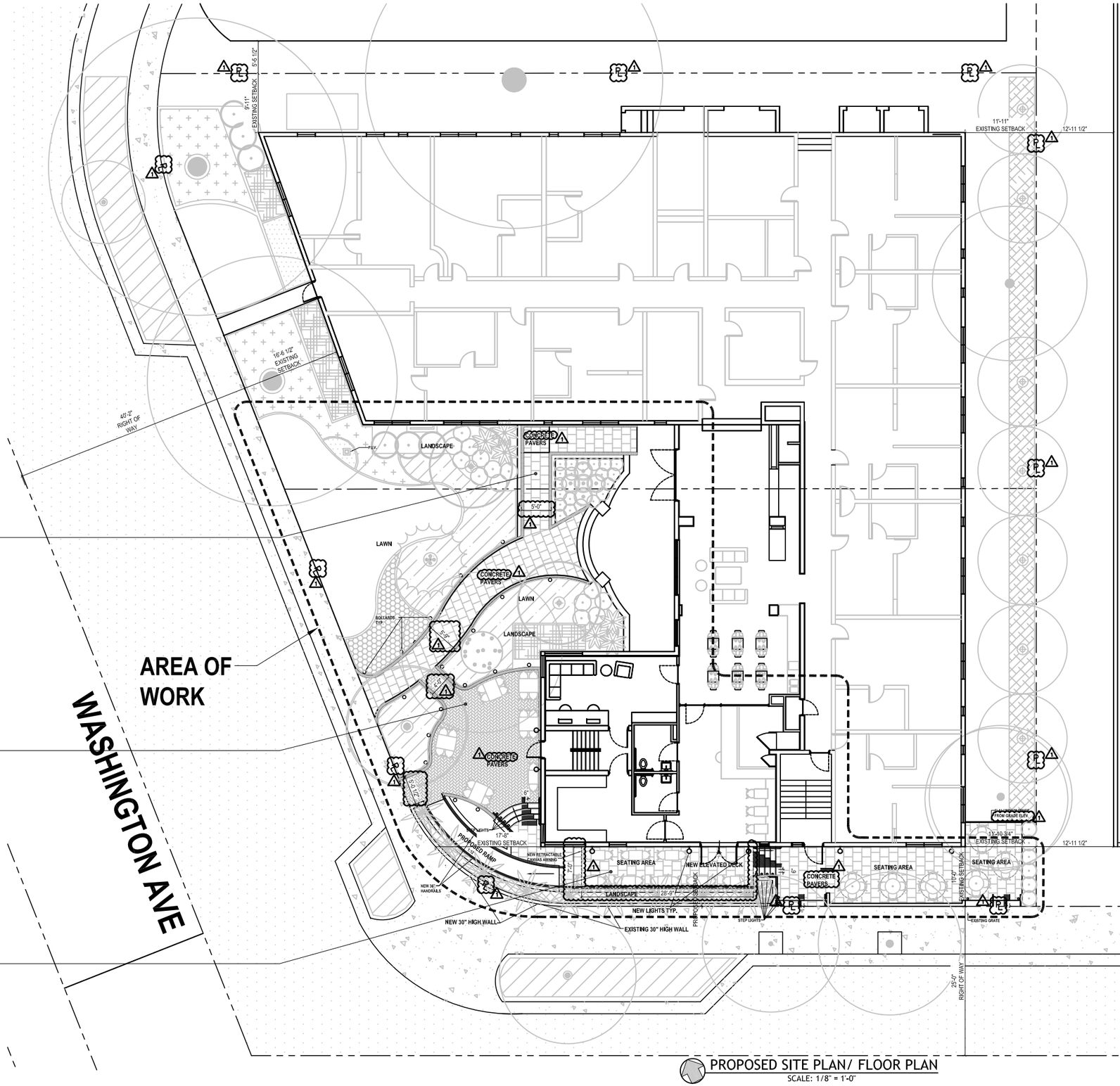
TILE PAVING 1



TILE PAVING 2



TILE PAVING 3



PROPOSED SITE PLAN/ FLOOR PLAN

SCALE: 1/8" = 1'-0"

STEP LIGHTS

ALUMINUM FENCE

PATIO CHAIR

PATIO TABLE

PATIO TABLE

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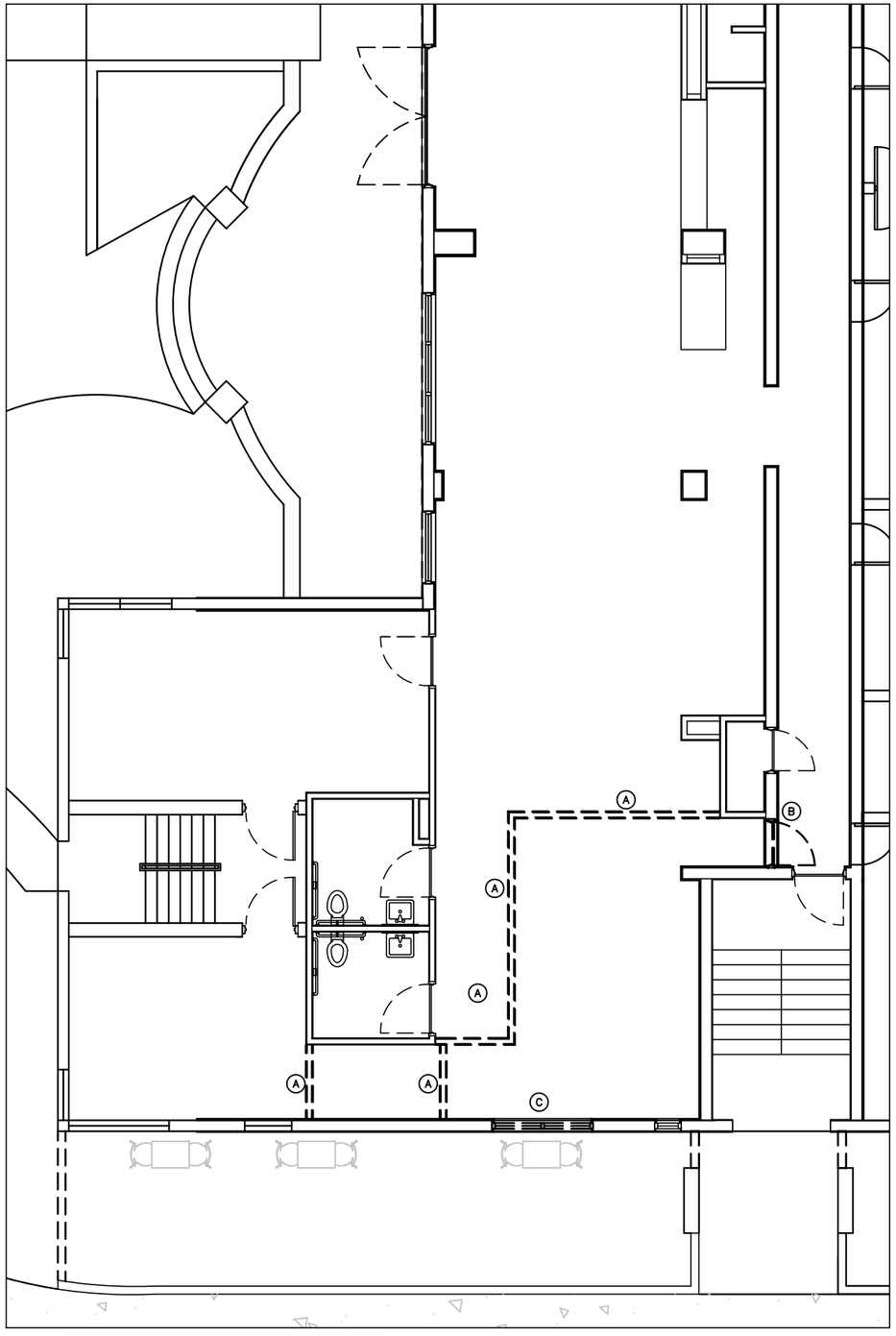
A-2.0

PROPOSED SITE PLAN/ FLOOR PLAN



DEMOLITION LEGEND

Ⓐ REMOVE WALL

Ⓑ REMOVE DOOR

Ⓒ REMOVE WINDOW AND WALL TO FLOOR

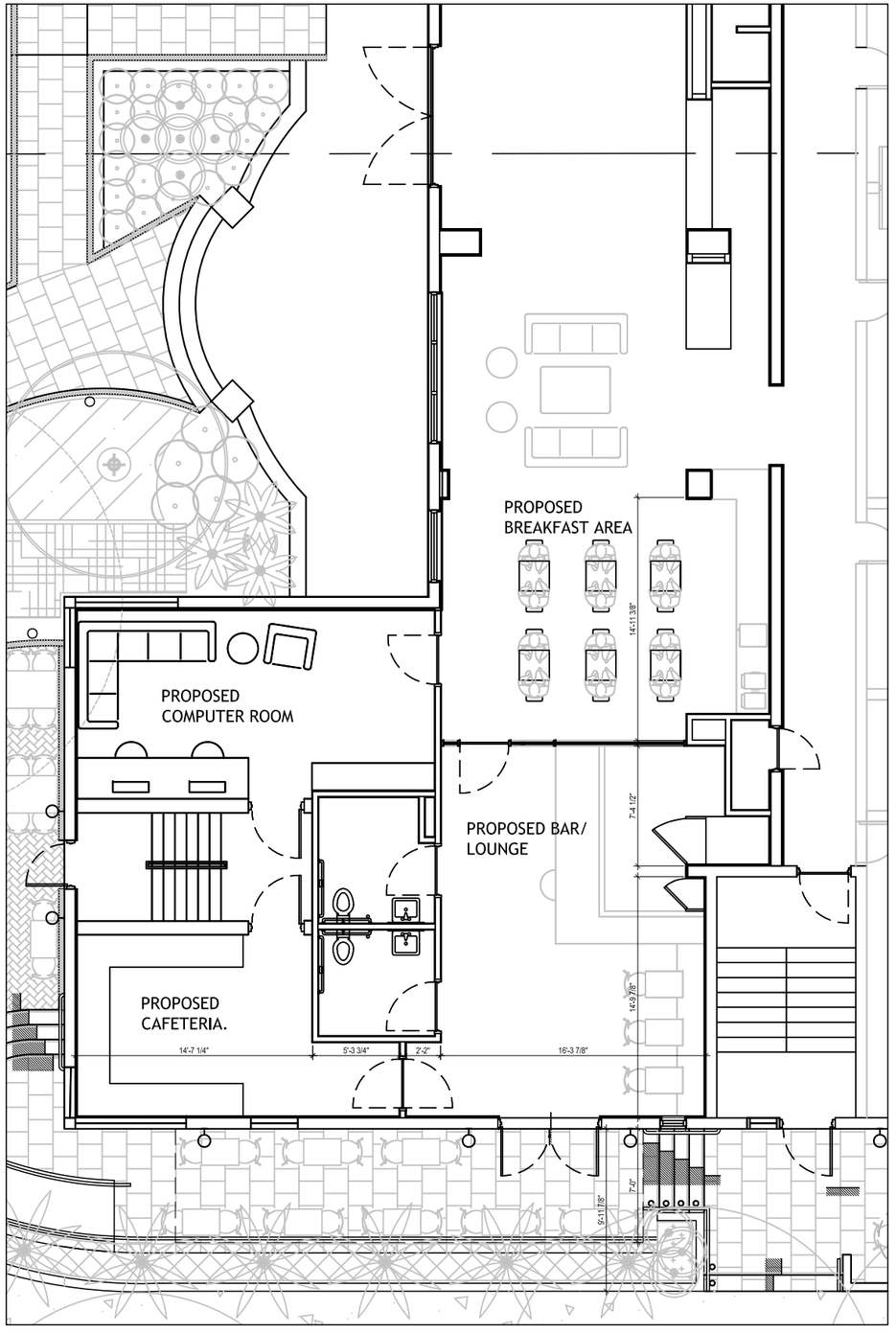
DEMOLITON

WALL TO REMAIN

ENLARGED EXISTING/DEMO PLAN

SCALE: 1/4" = 1'-0"

-NO LOAD BEARING COLUMNS OR WALLS TO BE REMOVED.
-ALL LIFE SAFETY DEVICES TO REMAIN IN PLACE AND OPERATIONAL.



ENLARGED PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

SCOPE OF WORK:

-NEW RAISED DECK ON SOUTHSIDE
-NEW DECK AT GRADE ON WEST SIDE
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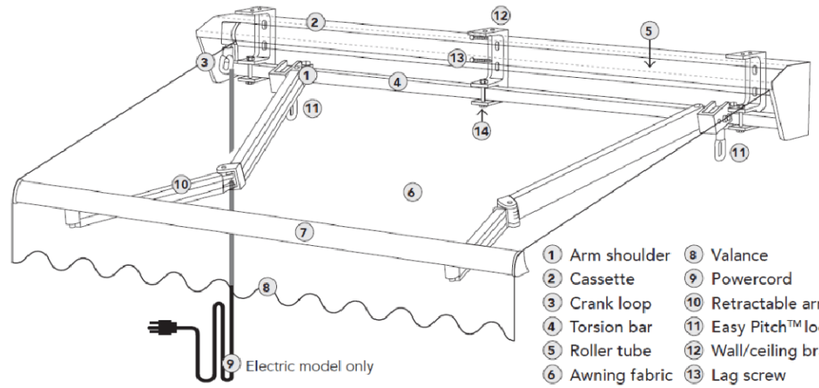
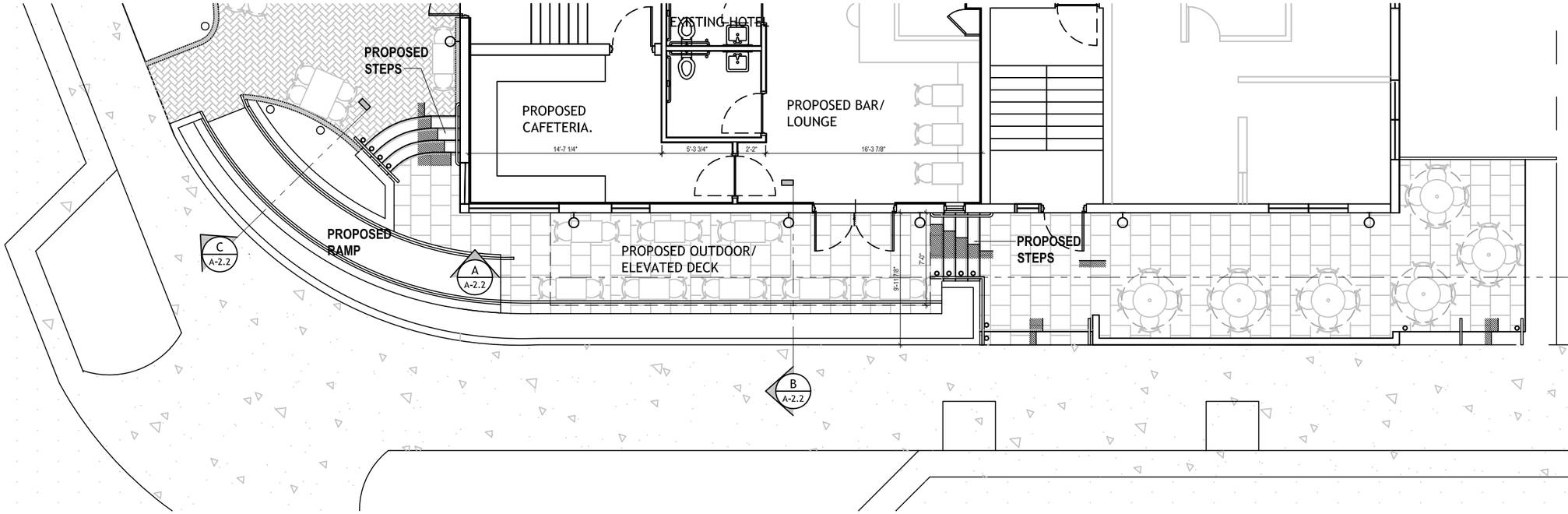
ENLARGED PLANS

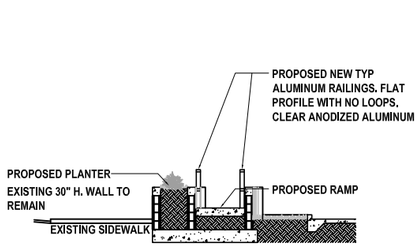
TYP RETRACTABLE AWNING DESIGN. NO VARIANCE IS REQUIRED. SHOP DRAWING TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.



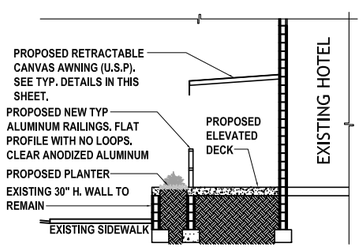
1 Arm shoulder
2 Cassette
3 Crank loop
4 Torsion bar
5 Roller tube
6 Awning fabric
7 Front bar
8 Valance
9 Powercord
10 Retractable arms
11 Easy Pitch™ loop
12 Wall/ceiling bracket
13 Lag screw
14 Retaining bolt



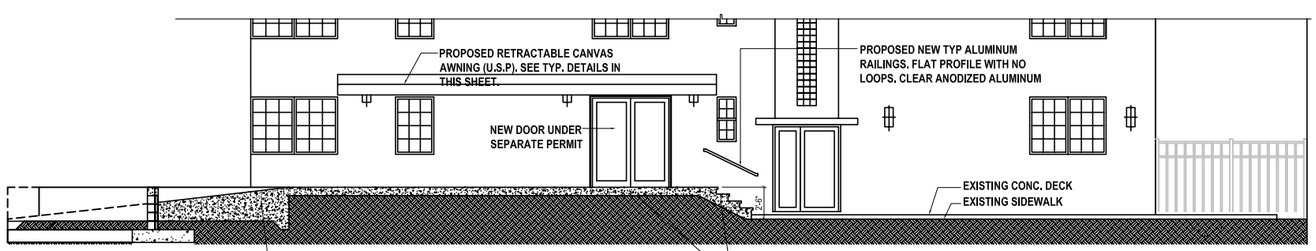
ENLARGED PROPOSED DECK FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED SECTION C
SCALE: 3/16" = 1'-0"



PROPOSED SECTION B
SCALE: 3/16" = 1'-0"



PROPOSED SECTION A
SCALE: 1/4" = 1'-0"

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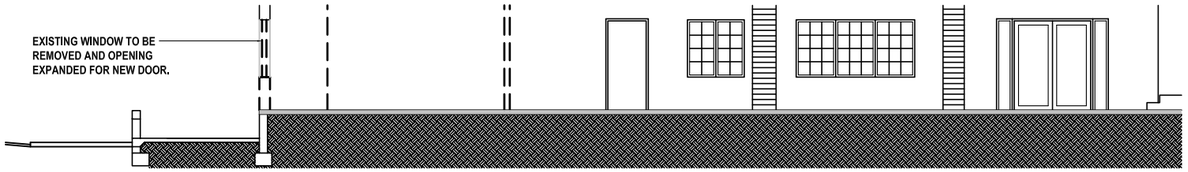
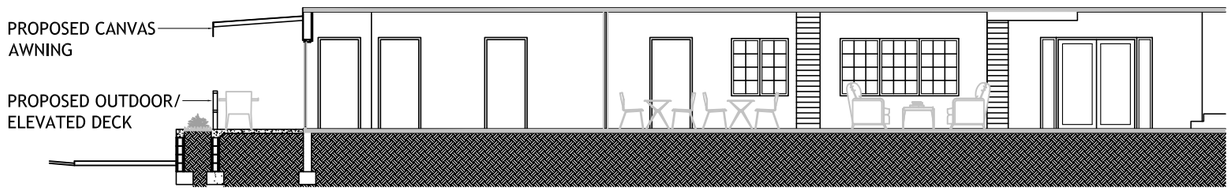
A-2.2
ENLARGED DECK PLAN AND SECTIONS



EXISTING INTERIOR ELEVATION A

SCALE: 3/16" = 1'-0"

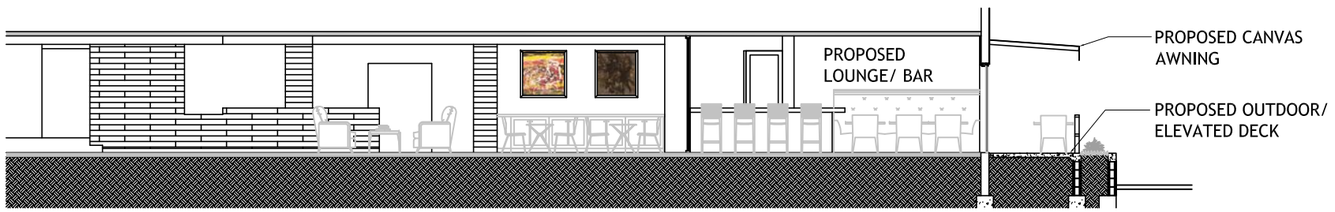


PROPOSED INTERIOR ELEVATION A

SCALE: 3/16" = 1'-0"

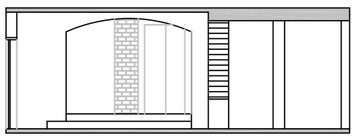
EXISTING INTERIOR ELEVATION B

SCALE: 3/16" = 1'-0"



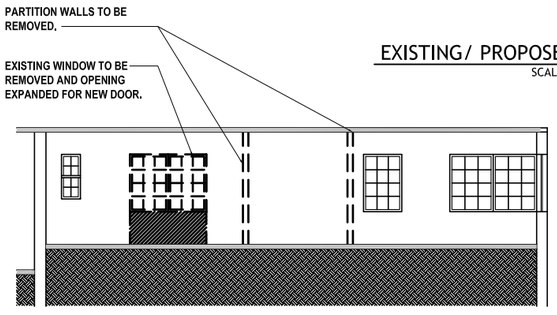
PROPOSED INTERIOR ELEVATION B

SCALE: 3/16" = 1'-0"



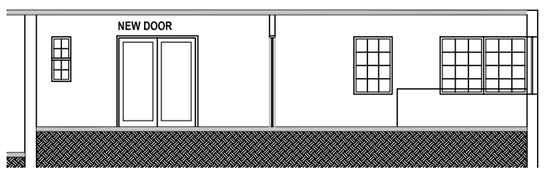
EXISTING/ PROPOSED INTERIOR ELEVATION C

SCALE: 3/16" = 1'-0"



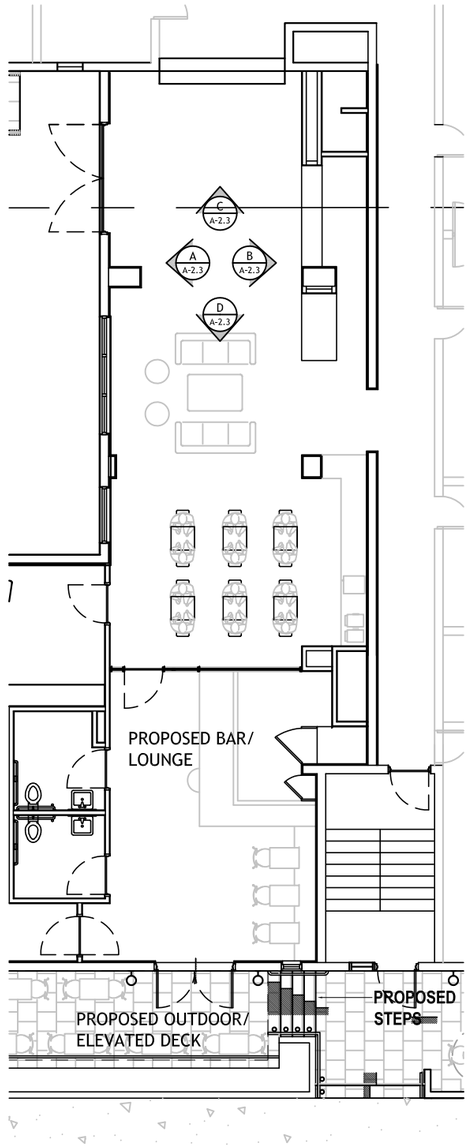
EXISTING INTERIOR ELEVATION D

SCALE: 3/16" = 1'-0"



PROPOSED INTERIOR ELEVATION D

SCALE: 3/16" = 1'-0"



ENLARGED PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

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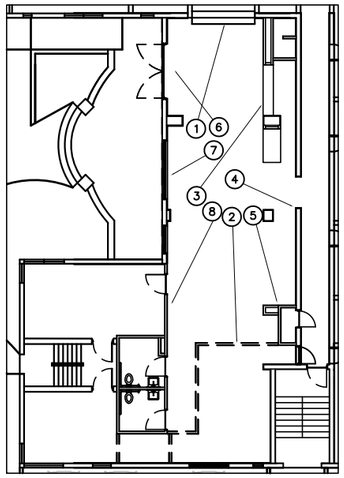
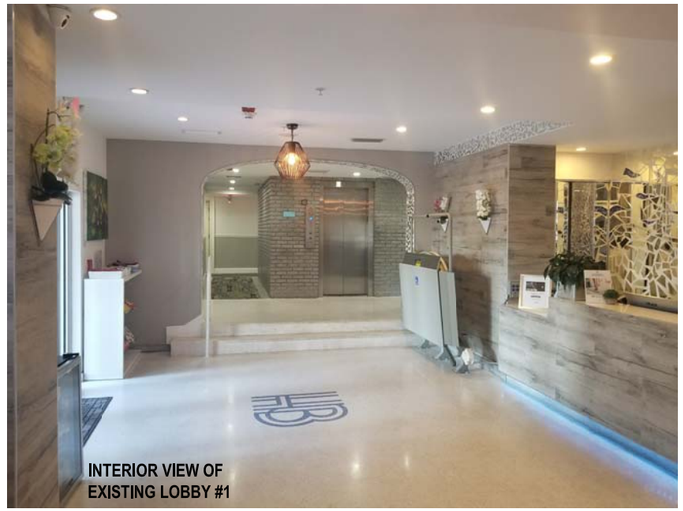
A-2.3

INTERIOR ELEVATIONS



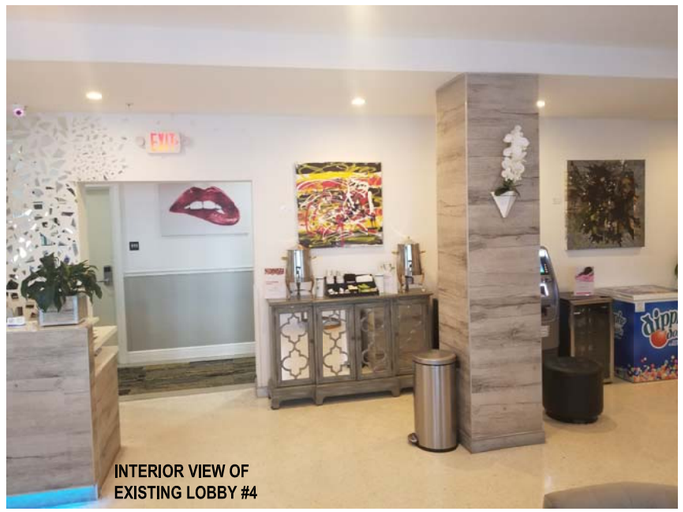
REFERENCE PLAN
SCALE: 3/32" = 1'-0"



INTERIOR VIEW OF
EXISTING LOBBY #1

INTERIOR VIEW OF
EXISTING LOBBY #2

INTERIOR VIEW OF
EXISTING LOBBY #3



INTERIOR VIEW OF
EXISTING LOBBY #4

INTERIOR VIEW OF
EXISTING LOBBY #5

INTERIOR VIEW OF
EXISTING LOBBY #6

INTERIOR VIEW OF
EXISTING LOBBY #7

INTERIOR VIEW OF
EXISTING LOBBY #8

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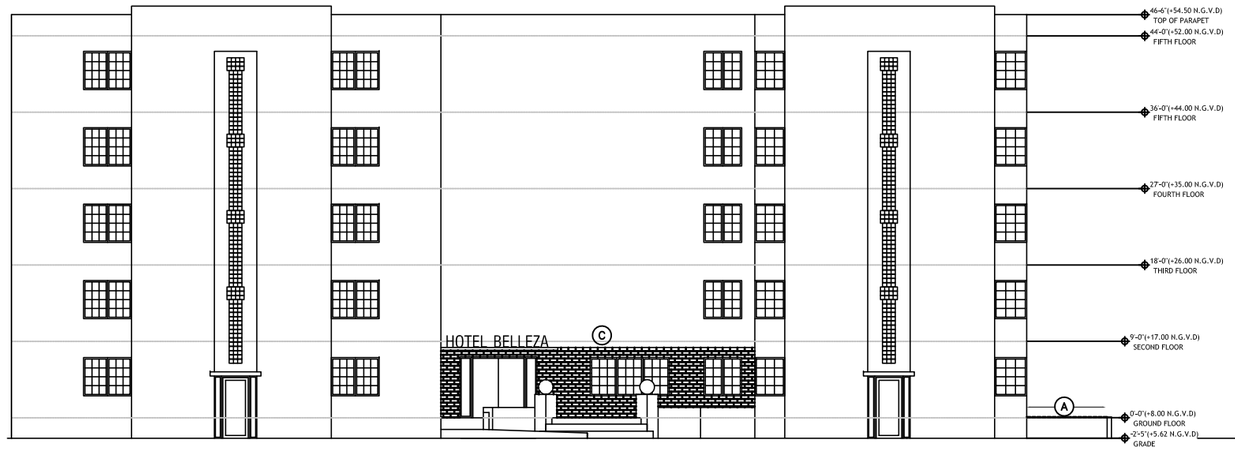
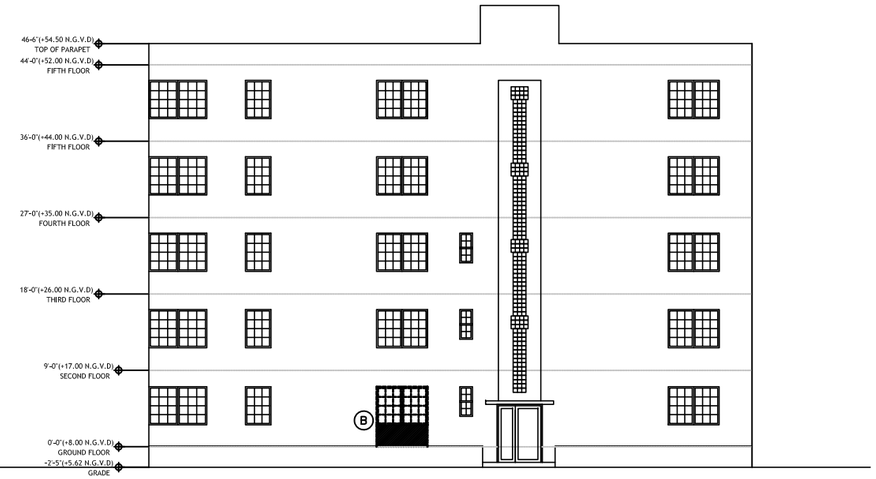
A-2.4

INTERIOR PICTURES



EXISTING/DEMO WEST ELEVATION

SCALE: 1/8"=1'-0"

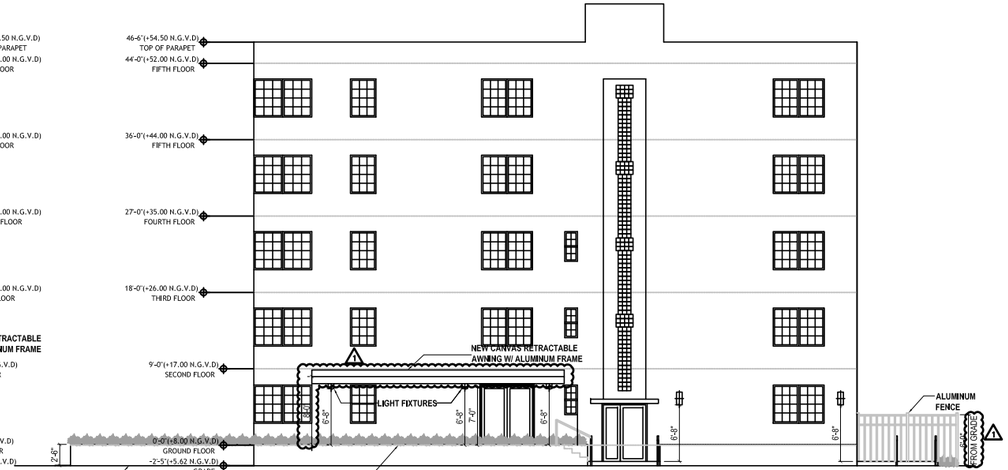


EXISTING/DEMO SOUTH ELEVATION

SCALE: 1/8"=1'-0"

PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"

DEMOLITION LEGEND

- (A) REMOVE WALL
- (B) REMOVE WINDOW AND WALL TO FLOOR
- (C) REMOVE BRICK VENEER. STUCCO AND PAINT TO MATCH

DEMOLITON

WALL TO REMAIN

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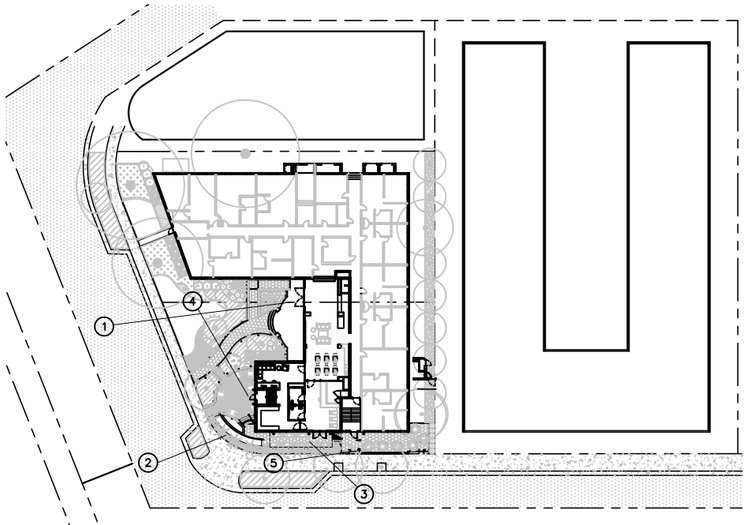
A-3.0

ELEVATIONS



PROPOSED SITE PLAN/ 3D VIEWS

SCALE: 3/32" = 1'-0"

VIEW #1 PROPOSED

VIEW #1 EXISTING

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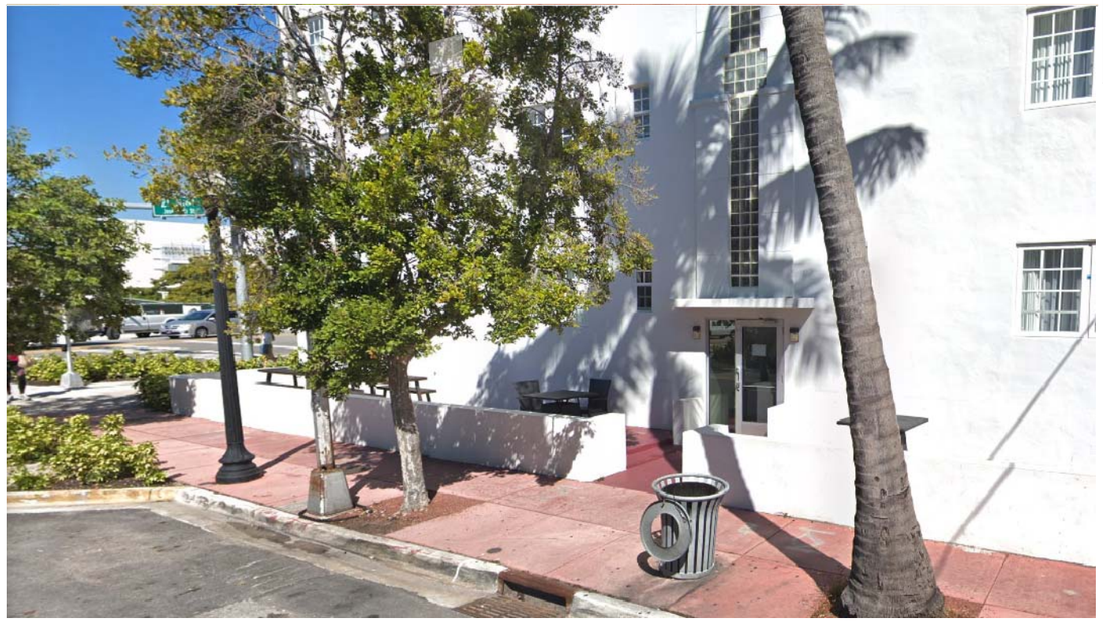
A-4.0

RENDERINGS

VIEW #2 PROPOSED

VIEW #3 PROPOSED

VIEW #2 EXISTING



VIEW #3 EXISTING

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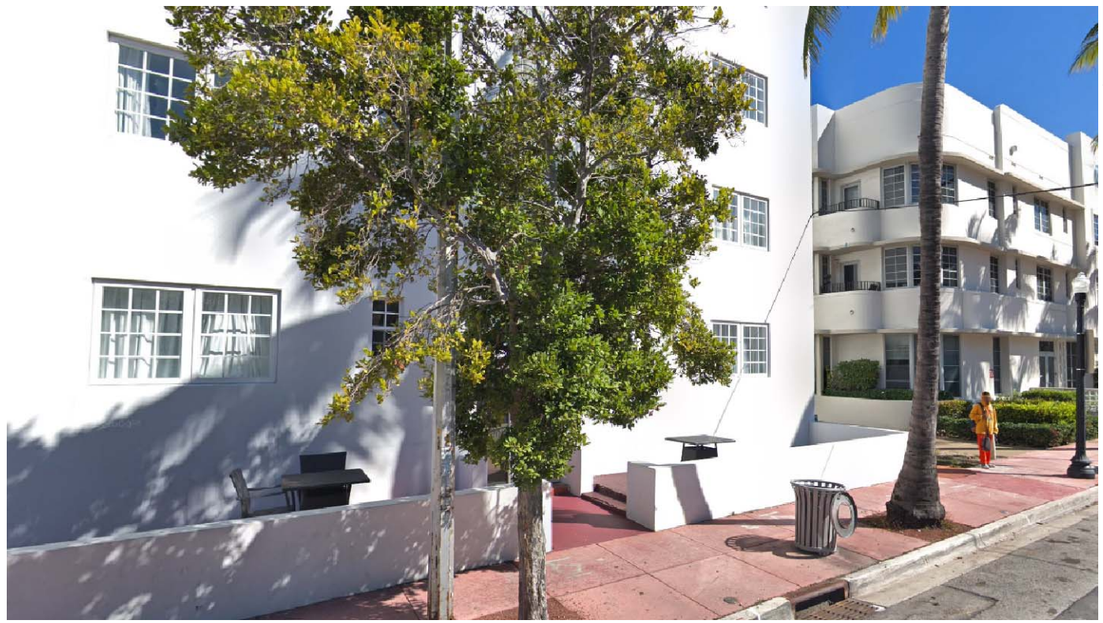
A-4.1

RENDERINGS

VIEW #4 PROPOSED

VIEW #5 PROPOSED

VIEW #4 EXISTING



VIEW #5 EXISTING

ISSUE DATE:

REVISIONS:

AA0003669
ANTHONY LEON
0016752

3 DESIGN ARCHITECTURE
3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

INTERIOR REMODELING, LANDSCAPE, AND DECK CONSTRUCTION FOR:
2115 WASHINGTON AVE
MIAMI BEACH, FL 33139

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A-4.2

RENDERINGS